



TO LET – RETAIL UNIT

**Bury St Edmunds
Station, IP32 6AD**

greateranglia

Location:

Bury St Edmunds railway station serves the town of Bury St Edmunds in Suffolk, England. The station is on the Ipswich–Ely line and all trains calling there are operated by Greater Anglia.

*The latest figures available from the Office of Rail & Road (ORR) recorded passenger entries and exits of 698,282 for 2022/23.

698,282
Annual Footfall*

For further detail about this opportunity please contact enquiries@advanceventures.co.uk

Description:

A project is on the way to create a retail unit at Bury St Edmunds. Would suit Newsagent, Specialist Retail, Convenience Store or Go and Grab Food operator.



* Footfall figures from the Office of Rail & Road for 2022/23



Property:

A brand new, fit for purpose retail unit is being developed at Bury St Edmunds. The unit is located off the station concourse and situated adjacent to the main entrance. Would suit CTN user.

Unit Size:

Retail unit: 39.1 sq.m. 420.87 sq.ft.

Rent:

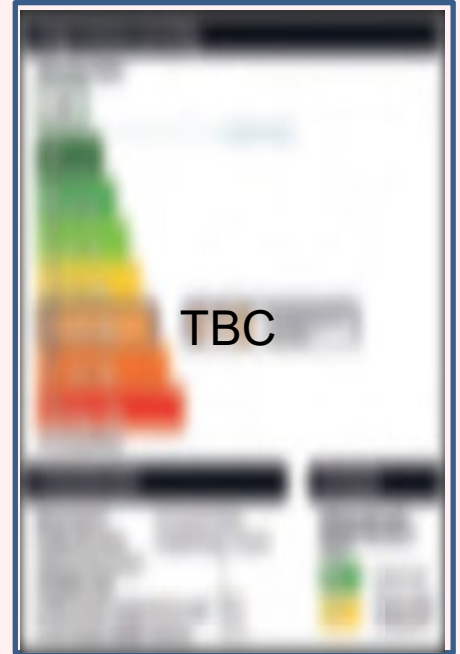
To be negotiated depending on use and is likely to comprise of a Minimum Guaranteed Rent and/or a rent base on turnover.

Rates, Services & Insurance:

Interested parties are advised to make their own enquires to the local planning and building authorities in respect of business rates and planning. Service charges and insurance costs will apply.

Costs:

The ingoing occupier will be responsible for all the Landlord and Superior Landlord's legal and professional fees.



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(1) These particulars are produced in good faith but are a general guide only and do not constitute any part of a contract.
(2) The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. (3) Nothing in these particulars should be deemed a statement that the property is in good condition, free from any deleterious materials or that any services or facilities are in working order. (4) Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. The purchaser or lessee are advised to carry out their own investigations if required. (5) It should not be assumed that the property has all necessary planning, building or other consents required and the purchaser or lessee shall be responsible for obtaining such consents.